

Application No. 6

Commission District 7 Community Council 12

APPLICATION SUMMARY

Applicant/Representative:	Blue Cloisters, Inc., Red Rainbow Corporation and The Cloisters Investments, Inc./ Guillermo Olmedillo
Location:	The area bounded by SW 57th Avenue on the east; SW 60th Street on the south; SW 58th Avenue on the west and SW 58th Terrace on the north
Total Acreage:	7.8 Gross Acres; 6.6 Net Acres
Current Land Use Plan Map Designation:	Low-Medium Density Residential Communities (6 to 13 DU/Ac)
Requested Land Use Plan Map Designation:	Office/Residential
Amendment Type:	Small-scale
Existing Zoning/Site Condition:	RU-2 (2-family Resid.), RU-4 (Apt. 50 u/a) and RU-5A (Offices)/Museum, 9 duplexes and a 81-unit apt.

RECOMMENDATIONS

Staff:	DENY (August 25, 2006)
Kendall Community Council:	TO BE DETERMINED
Planning Advisory Board (PAB) acting as Local Planning Agency:	TO BE DETERMINED
Board of County Commissioners:	TO BE DETERMINED
Final Recommendation of PAB acting as Local Planning Agency:	TO BE DETERMINED
Final Action of Board of County Commissioners:	TO BE DETERMINED

Staff recommends: **DENIAL** of the proposed small-scale Land Use Plan Map amendment based on the Staff Conclusions located at the end of this report and summarized below:

- A change to the Office/Residential land use designation on the Land Use Plan (LUP) map would allow a residential density of up to 25 units per gross acre based on the provisions in the CDMP text for this category that may allow a one-category increase in density over adjacent residential designations. A density of up to 25 units per gross acre on the western portion of the application site would not be compatible to the adjacent single-family residential area to the west, which is designated Low Density Residential Communities (2.5 to 6 dwelling units per gross acre) on the LUP map. The current designation, Low-Medium Density Residential Communities (6 to 13 dwelling units per gross acre), provides a buffer between the single-family area to the west and the Cloisters apartments building on the eastern portion of the application site.
- The application states that a purpose for changing the land use designation is to facilitate the expansion of the Miami Art Central museum on the application site. However, museums are classified by the County's land use code as an institutional use. The text of the CDMP states that community-serving institutional uses may be approved where compatible in every urban land use category on the Land Use Plan map. The existing designation, Low-Medium Density Residential Communities, is an urban category. Thus, a change in land use designation is not necessary to expand the museum.
- The segment of Red Road between SW 8 and SW 72 Streets, which provides the access to the application site, was declared in 1989 by the Florida Legislature (89-383 Laws of Florida) as a State Historic Highway which requires that no funds shall be expended by any public agency for any purpose that would change or impact the historic character of the road, including changes to the location or physical dimensions of the existing roadway, median strip or adjacent lands.

PLANNING STAFF ANALYSIS

Location and Land Use

The site for Application No. 6 is generally the block bounded by SW 57th Avenue (Red Road) on the east; SW 60th Street on the south; SW 58th Avenue on the west and SW 58th Terrace on the north. The applicant currently owns the entire block except for the duplex at 5783 SW 60 Street, which is not included in the requested change of land use designation. The application site contains the Miami Art Central museum in a 1945 structure, 9 duplexes in the University Groves Subdivision that were built in the 1948–1950 period and a 1965 three-story 81-unit multi-family structure, The Cloisters. The zoning on the site currently consists of RU-2 (Two-family Residential), RU-5A (Semi-professional Office) for the museum site and RU-4 (Apartments- 50 units per net acre). The current Miami-Dade Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the area encompassing Application 6 as Low-Medium Density residential (6-13 Dwelling Units/Acre (DU/AC)).

Existing Adjacent Land Use and Zoning

The area around the site is generally characterized by single-family residential development to east and west of the application site in the Coral Gables Riviera Section Six, University Manor and Gables Edge subdivisions and largely duplex development to the north and south in the University Groves and University Manor subdivisions. In addition to duplexes and single-family dwellings, the block to the south contains a small 12-unit multi-family structure and a private school. The University of Miami is situated to the southeast. Properties to the north and west are designated as Low Density Residential (2.5-6 DU/AC) on the LUP map, while properties to the south are designated as Low-Medium Density Residential. According to the City of Coral Gables 2003 Land Use Plan, the area east of 57 Ave, from Mataro Ave. to Zoreta Ave. is designated as Low Density Residential (6 units/acre). The zoning districts adjacent to the application site in unincorporated Miami-Dade County are RU-2 to the north and southwest of the application, RU-4 to the south along the west side of SW 57 Avenue, and RU-1 (Single-family Residential) to the west. The area east of the application site is in the City of Coral Gables and is zoned R-5 (single-family, 1,409 square feet minimum building floor area) to the east and S (Special Use) to the southeast.

Supply and Demand

Residential Land Analysis

Vacant residential land in the Analysis Area for Application No. 6 (Minor Statistical Area 5.3) in 2006 is estimated to have a capacity for about 1,906 dwelling units, of which about 88 percent is for multi-family type units. The annual average demand is projected to increase from 133 units per year in the 2006-2010 period to 352 units per year in the 2020-2025 period. An analysis of the residential capacity without differentiating by type of units shows absorption occurring in the year 2016 (See table below). About 85

percent of the projected demand is for multi-family type units, and this land is projected to be absorbed by the year 2016. The supply of single-family land is projected to accommodate demand to 2015.

RESIDENTIAL LAND SUPPLY/DEMAND ANALYSIS 2006 TO 2025:			
ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI-FAMILY TYPE	STRUCTURE TYPE		
	SINGLE-FAMILY	MULTIFAMILY	BOTH TYPES
CAPACITY IN 2006	227	1,679	1,906
DEMAND 2006-2010	20	113	133
CAPACITY IN 2010	147	1,227	1,374
DEMAND 2010-2015	24	135	159
CAPACITY IN 2015	27	552	579
DEMAND 2015-2020	63	350	413
CAPACITY IN 2020	0	0	0
DEMAND 2020-2025	54	298	352
CAPACITY IN 2025	0	0	0
DEPLETION YEAR	2015	2016	2016

Residential capacity is expressed in terms of housing units.

Housing demand is an annual average figure based on proposed population projections.

Source: Miami-Dade Department of Planning and Zoning, Planning Research Section, 2006.

Application No. 6 is a small-scale amendment requesting a redesignation of land from Low-Medium Density Residential to Office/Residential. If the Office/Residential designation was developed as residential, an additional 94 units could be developed over what currently is allowed. This increase in capacity would extend the multi-family depletion by less than 1/3 of a year.

Commercial Land Analysis

The Analysis Area for Application No. 6 (MSA 5.3) contained 627.6 acres of in-use commercial uses in 2004 and an additional 9.2 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2003-2005 period is 3.10 acres per year. At the projected rate of absorption, reflecting the past rate of commercial uses, the study area will deplete its supply of commercially zoned or designated land in the year 2009 (See table below)

Projected Absorption of Land for Commercial Uses Indicated Year of Depletion and Related Data Application 6 Analysis Area						
Analysis Area	Vacant Commercial Land 2006 (Acres)	Commercial Acres in Use 2006	Annual Absorption Rate 2003-2025 (Acres)	Projected Year of Depletion	Total Commercial Acres per Thousand Persons	
MSA 5.3					2015	2025
Total	9.2	627.6	3.10	2009	4.9	4.6

Source: Miami-Dade Department of Planning & Zoning, Planning Research Section, January 2006.

The analysis of the Trade Area for Application No. 6, which is a radius of 1.5 miles around the proposed project, shows that there are 1,481.1 acres in existing commercial uses and 19.6 acres of vacant commercially zoned or designated land. Most of the vacant parcels are located to the south along US 1 and to the northeast of the proposed project (See Appendix A - Trade Area Map).

Land Use and Zoning History

The two-story building now occupied by a museum at 5960 SW 57 Avenue was approved in 1948 as a telephone exchange office and relay station for Southern Bell. This 1.15- acre property was rezoned in 1981 to RU-5A with a declaration of restrictive covenants for 30 years with automatic extension for periods of ten years limiting medical office uses on the site contingent on the amount of parking being available and continued use being dependent on the condition that the parking will not create a problem or nuisance to the adjacent neighborhood.

Environmental Conditions

The following information pertains to the environmental conditions of the application site. All YES entries are further described below.

Flood Protection

County Flood Criteria (NGVD)	6.4 feet
Stormwater Management	5-year storm
Drainage Basin	C-2 and C-3
Federal Flood Zone	X
Hurricane Evacuation Zone	No

Biological Conditions

Wetlands Permits Required	NO
Native Wetland Communities	NO
Specimen Trees	YES
Natural Forest Communities	NO
Endangered Species Habitat	NO

Other Considerations

Within Wellfield Protection Area	NO
Archaeological/Historical Resources	Information Pending

Specimen Trees

The site may also contain specimen-sized (trunk diameter greater than 18 inches) trees that must be preserved according to Section 24-49 of the County Code. A Miami-Dade county Tree Removal Permit is required prior to the removal or relocation of any trees.

Water and Sewer

The site is located within the franchised service area of the Miami-Dade Water and Sewer Department (MDWASD) for water and sewer. An 8-inch water main located along S.W. 60 Street and a 6-inch main along S.W. 58 Terrace abut the site. The University of Miami has installed a 12-inch water main at SW 61 Street and SW 57 Avenue but has not yet conveyed the line to MDWASD from which the developer could connect and extend a new 16-inch water main along SW 57 Avenue to SW 58 Terrace. This line then would need to be extended west along SW 58 Terrace, as a new 12-inch water main, to SW 58 Avenue and would be connected to an existing 8-inch water main. The source of water supply for the subject site is the MDWASD's Alexander Orr Water Treatment Plant, which at this time has a remaining available rated treatment plant capacity of 14.5 million gallons per day. The estimated potential water demand from the application is 44,800 gallons per day. Therefore, the water treatment plant has sufficient capacity to serve this application. The net increase in water usage between the current CDMP designation and the proposed CDMP designation is 2,250 gallons per day.

The estimated water flow figures generated above are used solely for the purpose of evaluating the impact of the proposed potential development on the level of service (LOS) of that water treatment facility serving the site and are not used for water supply planning purposes. If this application is approved, the change in land use will not result in an increased demand for water supply above that projected by the County's Water and Sewer Department through the year 2025 utilizing population projections approved by the County and the South Florida Water Management District. MDWASD is currently assembling alternative water supply projects that will be used to meet the future water supply demand of Miami-Dade County. It is anticipated that these projects will be identified and adopted into the CDMP 10-Year Water Supply Plan by March 2008.

The application site is not currently being served with sewer. The closest public sanitary sewer is an 8-inch sanitary sewer line at SW 56 Terrace and SW 59 Avenue. All impacted pump stations are operating within their mandated criteria. Sewage treatment is provided at the MDWASD's South District Treatment Plant, which has a remaining available capacity of approximately 17.17 mgd. The estimated potential sewage flow demand of this application is 44,800 gpd. Therefore, the wastewater treatment plant has sufficient capacity to serve this application.

Solid Waste

The subject property lays within the Department of Solid Waste Management's (DSWM's) waste service area for garbage and trash collections. The closest DSWM facility is the Chapman Field Trash and Recycling Center (13600 SW 60 Avenue), which is approximately 5 miles away. Under the DSWM's current policy, only residential customers paying the annual waste collection fee and/or the trash and recycling center fee are allowed the use of this type of facility. Due to the character of the request, however, there is no impact on collection services.

Parks

The nearest park site to Application 6 is Coral Gables Wayside Park, a Special Activity Park of 1 acres, which is located at SW 34 Street and SW 57 Avenue, approximately 1 mile north of the application site.

The land use designation being requested, Office/Residential, could permit residential development, thus, park services could be impacted. The County has adopted a Level of Service (LOS) standard of 2.75 acres of local recreation open space per 1,000 unincorporated area residents. The Park and Recreation Department calculates the Level of Service provided in each of the County's three Park Benefit Districts (PBDs). Application 6 is located within PBD 2, which has a surplus capacity of 639.57 acres when measured by the County concurrency level-of-services standard. The impact of Application 6 will increase the potential population in PBD 2 by 137. Approval of this application would decrease available reserve capacity by 0.37 acres to 639.2 acres.

Public Schools

Students generated by this application will attend those schools identified in the following table. This table also identifies the school's enrollment as of October 2005, the school's Florida Inventory of School Houses (FISH) Design Capacity, which includes permanent and relocatable student stations, and the school's FISH percentage. Pursuant to the state-mandated Interlocal Agreement for Public School Facility Planning, between Miami-Dade County and the Miami-Dade County School Board, the school board and development community are required to collaborate where proposed development would result in an increase in the schools' FISH % utilization in excess of 115%.

School	2005 Enrollment*		FISH Capacity**	% FISH Utilization	
	Current	With Application		Current	With Application
David Fairchild ES	567	567	710	80	80
South Miami MS	1,175	1,175	762	154	154
South Miami HS	2,793	2,793	1,919	146	146

*Enrollment as of: October 15, 2005

**FISH Capacity includes the total of Permanent Student Stations and Portable Student Stations

The land use designation being requested, Office/Residential, could permit residential development, thus, public schools could be impacted. There is no student population increase as a result of the proposed development. Because multi-family developments generate less students per unit than duplexes, development of the property at the maximum residential density of 25 dwelling units per gross acre would generate four less students than the current development pattern.

The following table outlines those relief schools that are currently being planned, designed or constructed.

School	Student Stations	Status	Scheduled Opening
K-8 Conversion at South Miami Elementary (South Miami Middle School Relief)	550	Construction	2006
Addition at South Miami Senior High School	900	Construction	2006

No additional relief schools or improvements are currently proposed in the 5-Year Capital Plan, 2005-2009, dated April 2005.

Roadways

SW 57 Avenue (SR 959/Red Road), a two-lane arterial is that main roadway that provides access to the application site. SW 57 Avenue also provides a connection to South Dixie Highway (US 1/SR 5), a major north-south six-lane divided arterial, which provides accessibility to other portions of the county.

The Traffic Impact Analysis Table, below, shows the current operating Level of Service (LOS) traffic conditions on SW 56 Street (Miller Drive), SW 57 Avenue, SW 72 Street (Sunset Drive), and South Dixie Highway in the vicinity of the application site. Miller Drive, between SW 57 Ave and SW 67 Ave, and SW 57 Avenue, from SW 56 Street and US 1, are currently operating at a failing LOS of F, below the adopted LOS E standard, and South Dixie Highway, between SW 67 Avenue and SW 42 Avenue is operating at an existing LOS of E+55%, below its adopted LOS standard of E +50%. And SW 57 Avenue, between South Dixie Highway and SW 72 Street, and SW 72 Street, from South Dixie Highway to the Palmetto Expressway (SR 826), are operating at LOS E and D, above their adopted LOS E+50% and E+20% standards, respectively, applicable to these roadway sections.

The LOS is represented by one of the letters "A" through "F", with "A" generally representing the most favorable driving conditions and "F" representing the least favorable.

Traffic Concurrency

An evaluation of peak-period traffic concurrency conditions as of June 22, 2006, which considers reserved trips from approved developments not yet constructed and any programmed roadway capacity improvements, indicates that the concurrency levels of service, without the application's impact, of SW 56 Street, SW 57 Avenue, between SW 56 Street and US 1, and South Dixie Highway are projected to further to deteriorate and, therefore, continue to operate below their adopted LOS standards. SW 57 Avenue, between South Dixie Highway and SW 72 Street, and Sunset Drive, from US 1 to SR 826, are projected to continue to operate at acceptable LOS, above the adopted LOS standards.

Application Impact

Two development scenarios were analyzed for traffic impact under the requested CDMP land use designation (Office Residential). Scenario 1 assumes the application site is developed with office use (143,748 sq. ft. of office). Scenario 2 assumes the application site developed with residential use (224 multifamily dwelling units).

CDMP Amendment Application No. 6 (Office)
Traffic Impact Analysis on Roadways Serving the Amendment Site
Roadway Lanes, Existing and Concurrency Peak Period Operating Level of Service (LOS)

Sta. Num.	Roadway	Location/Link	Num. Lanes	Adopted LOS Std.*	Peak Hour Cap.	Peak Hour Vol.	Existing LOS	Approved D.O's Trips	Conc. LOS w/o Amend.	Amendment Peak Hour Trips	Total Trips With Amend.	Concurrency LOS with Amend.
34	SW 57 Ave (SR 959)	SW 56 Street to US 1	2	E	1550	1676	F	6	F	214	1896	F (04)
9634	SW 57 Ave	US 1 to SW 72 Street	4 DV	E+50%	3330	1744	E	61	E	36	1841	E (04)
9260	Miller Dr/ SW 56 St	Red Rd/ 57 Ave to 67 Ave.	2	E	1060	1894	F	14	F	43	1951	F (04)
70	SW 72 St/ Sunset Dr	SW 57 Ave to Palmetto Expwy.	4 DV	E+20%	3270	2548	D	69	D	44	2661	D (04)
127	S. Dixie Hwy (US 1/SR 5)	SW 67 Ave to SW 42 Ave.	6 DV	E+50%	7380	7604	E+55%	8	E+55%	49	7661	E+56% (04)

Source: Compiled by Miami-Dade County Department of Planning and Zoning; Miami-Dade Public Works Department and Florida Department of Transportation, July 2006.

Notes: DV= Divided Roadway, UD= Undivided Roadway, LA Limited Access

*County adopted roadway level of service standard applicable to the roadway segment

E+20% = 120% of LOS E; 20 Minutes Transit Headway in Urban Infill Area, a designated transportation concurrency exception area.

E+50% = 150% of LOS E; Extraordinary Transit in Urban Infill Area, a designated transportation concurrency exception area.

() Year traffic count was updated or level of service revised

CDMP Amendment Application No. 6 (Residential)
Traffic Impact Analysis on Roadways Serving the Amendment Site
Roadway Lanes, Existing and Concurrency Peak Period Operating Level of Service (LOS)

Sta. Num.	Roadway	Location/Link	Num. Lanes	Adopted LOS Std.*	Peak Hour Cap.	Peak Hour Vol.	Existing LOS	Approved D.O's Trips	Conc. LOS w/o Amend.	Amendment Peak Hour Trips	Total Trips With Amend.	Concurrency LOS with Amend.
34	SW 57 Ave (SR 959)	SW 56 Street to US 1	2	E	1550	1676	F	6	F	96	1778	F (04)
9634	SW 57 Ave	US 1 to SW 72 Street	4	E+50%	3330	1744	E	61	E	16	1821	E (04)
9260	Miller Dr/ SW 56 St	Red Rd/ 57 Ave to 67 Ave.	2	E	1060	1894	F	14	F	19	1927	F (04)
70	SW 72 St/ Sunset Dr	SW 57 Ave to Palmetto Expwy	4	E+20%	3270	2548	D	69	D	20	2637	D (04)
127	S. Dixie Hwy (US 1/SR 5)	SW 67 Ave to SW 42 Ave.	6	E+50%	7380	7604	E+55%	8	E+55%	22	7634	E+55% (04)

Source: Compiled by Miami-Dade County Department of Planning and Zoning; Miami-Dade Public Works Department and Florida Department of Transportation, July 2006.

Notes: DV= Divided Roadway, UD= Undivided Roadway, LA Limited Access

*County adopted roadway level of service standard applicable to the roadway segment

E+20% = 120% of LOS E; 20 Minutes Transit Headway in Urban Infill Area, a designated transportation concurrency exception area.

E+50% = 150% of LOS E; Extraordinary Transit in Urban Infill Area, a designated transportation concurrency exception area.

() Year traffic count was updated or level of service revised.

The Estimated Peak Hour Trip Generation Table, below, identifies the estimated PM peak-hour trips expected to be generated for the proposed development scenarios under the requested CDMP land use designation, and compares it to the development that could occur under the existing CDMP land use designation. The estimated trip difference between the requested and the current land use designations is an additional 110 PM peak-hour trips, if the application site is developed with office use, and one more additional PM peak-hour trip if the site is developed with residential use.

Estimated Peak Hour Trip Generation By Current CDMP and Requested Use Designations			
Application Number	Assumed Use For Current CDMP Designation/ Estimated No. Of Trips	Assumed Use For Requested CDMP Designation/ Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
6 (Scenario 1)	Low-Medium Density Resid. (6 to 13 DUs/Acre) - 17 Single Family Detached 81 Apartments & 36,038 sq. ft Office	Office/Residential 143,748 sq. ft. Office	
	104	214	+110
6 (Scenario 2)	Low-Medium Density Resid. (6 to 13 DUs/Acre) - 55 Townhouses & 144 Apartments	Office/Residential - (All Residential Use) / 224 Apartments	
	95	96	+1

Source: Institute of Transportation Engineers, Trip Generation, 7th Edition, 2003.

Notes: ¹ includes pass-by trips adjustment factor, ITE Trip Generation, 7th Edition, 2003.

The traffic concurrency analysis with the application's impacts indicate that SW 56 Street, between SW 57 Avenue and SW 67 Avenue, SW 57 Avenue, from US 1 and SW 72 Street, and South Dixie Highway will further deteriorate and, therefore, projected to operate at LOS F and LOS E+56%, above their adopted levels of service E and E+50%, respectively.

It should be pointed out that SW 57 Avenue (Red Road) is a historic roadway and historic roadways cannot be widened. However, the application site is located within the county's Urban Infill Area (UIA), a transportation concurrency exception area, and therefore an application located within the UIA could not be denied a concurrency approval for transportation facilities provided that the application is otherwise consistent with the county's adopted Comprehensive Development Master Plan (CDMP) and meets other criteria pursuant to Section 163.3180, Florida Statutes.

The applicant's transportation consultant, Advance Transportation Engineering Consultants, submitted a Transportation Analysis Report for Application No. 6. Miami-Dade County Department of Planning and Zoning (DP&Z) staff reviewed the report and disagreed with the

consultant's conclusion that the Application's impact is not significant. The County staff's traffic concurrency evaluation and the projected 2015 traffic analysis indicate that the roadway segment of SW 57 Avenue, between SW 56 Street and US 1 is projected to operate with and without the Application's impact (See Appendix D).

Transit Service

The application site is currently service by Miami-Dade Transit's (MDT) Metrobus Route 57. The table below shows the existing service frequency for this route in summary form.

Metrobus Route Service						
Route	Headways (in minutes)				Stop Locations	Type of Service
	Peak	Off-Peak	Sat.	Sunday		
57	30	60	n/a	n/a	SW 57 Ave and SW 58 Ter. SW 57 Ave and SW 60 St.	L/F – South Miami Station

Source: 2006 Transit Development Program, Miami-Dade Transit, May 2006.

Notes: L means local service route

F means feeder service route to Metrorail

Planned Improvements

MDT has plans to improve in the near future the peak hour headway of Route 57 from 30 to 15 minutes, and to introduce weekend service. Route 57's stop locations that are nearest to the application site are located on SW 57 Ave & SW 58 Terrace and SW 57 Ave & SW 60 St.

STAFF CONCLUSION

The staff of the Department of Planning and Zoning has determined that the proposed Land Use Plan (LUP) map amendment is not consistent with Miami-Dade's CDMP. Therefore, staff recommends Denial of the proposed small-scale LUP map amendment for the following reasons:

1. A change to the Office/Residential land use designation on the Land Use Plan (LUP) map would allow a residential density of up to 25 units per gross acre based on the provisions in the CDMP text for this category that may allow a one-category increase in density over adjacent residential designations. The properties north and south of the application site are designated Low-Medium Density Residential Communities (6 to 13 dwelling units per gross acre), thus, redesignation of the property from Low-Medium Density to Office/Residential could result in the next higher density category, Medium (13 to 25 dwelling units per gross acre) occurring on the property. Policy LU-4C of the CDMP states that "Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall

welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.” A density of up to 25 units per gross acre on the western portion of the application site would not be compatible to the adjacent single-family residential area to the west, which is designated Low Density Residential Communities (2.5 to 6 dwelling units per gross acre) on the LUP map. The current designation, Low-Medium Density Residential Communities (6 to 13 dwelling units per gross acre), provides a buffer between the single-family area to the west and the Cloisters apartments building on the eastern portion of the application site.

2. The application states that a purpose for changing the land use designation is to facilitate the expansion of the Miami Art Central museum on the application site. However, museums are classified by the County’s land use code as an institutional use. The text of the CDMP states that community-serving institutional uses may be approved where compatible in every urban land use category on the Land Use Plan map. The existing designation, Low-Medium Density Residential Communities, is an urban category. Thus, a change in land use designation is not necessary to expand the museum.
3. The area has deficiencies in both residential and commercial vacant land supply. The remaining countywide residential capacity of vacant land within the current Urban Development Boundary (UDB) is projected to be depleted in the year 2019, while the Minor Statistical Area (MSA) containing in the application site, MSA 5.3, is expected to be depleted in 2016. The County has been placing greater emphasis on accommodating growth inside the existing UDB to reduce the need for expansion. The supply of vacant land for commercial and office uses in MSA 5.3 is 9.2 acres and is expected to be depleted in 2009.
4. In general, adequate public services exist for the application site. If Miami-Dade Department of Environmental Resources Management (DERM) requires sewer connection, a new 8-inch sanitary sewer line would have to be extended to an existing manhole at SW 56 Terrace and SW 59 Avenue.. Some of the roadway segments in the area will violate Level-of-Service (LOS) standards including Miller Road (SW 56 Street) between SW 57 and 67 Avenues, Red Road (SW 57 Avenue) between SW 56 Street and US 1 between SW 42 and SW 67 Avenue.” However, the application site is located within the Urban Infill Area (The area east of NW/SW 77 Avenue excluding the City of Islandia and excluding the area of SR 826 and west of I-95), thus, concurrency approval for transportation purpose could be granted for a project at this site.

Future road widening to serve the application site is limited. The segment of Red Road between SW 8 and SW 72 Streets, which provides the access to the application site, was declared in 1989 by the Florida Legislature (89-383 Laws of Florida) as a State Historic Highway which requires that no funds shall be expended by any public agency for any purpose that would change or impact the historic character of the road, including changes to the location or physical dimensions of the existing roadway, median strip or adjacent lands.

5. The CDMP promotes intensification of development if it is within walking distance (i.e. ½ mile) of a rail rapid transit station. The two nearest Metrorail stations, University and South Miami, are more than ½ mile from the application site. However, the site is within a ¼ mile of bus stops for Metrobus Route 56 at Miller Road (SW 56 Street) and SW 57 and 58 Avenues. Metrobus Route 56 to University Metrorail Station, which has headways during peak periods of 20 minutes, does provide service at a frequency supportive of transit-oriented development. Both the current land use designation, Low-Medium Density Residential Communities (6 to 13 dwelling units per gross acre), and the proposed land use designation, Office/Residential, can facilitate densities or intensities supportive of transit ridership.
- 6 The application site has limited impact on environmental or historic resources. The site will be subject to tree preservation regulations.

Consistency Review with CDMP Objectives, Concepts and Policies

Adoption of Application No. 6 would further implementation of the following CDMP Objectives, Concepts and Policies:

- Policy LU-4D: Potentially incompatible uses permitted with design
- Policy LU-8A: Accommodate residential development in suitable locations.
- LAND USE CONCEPT 11: Allocate sites for business to accommodate future employment.

Adoption of Application No. 6 would impede implementation of the following CDMP Objectives, Concepts and Policies:

- Policy LU-4C: Residential neighborhoods protected from uses that would disrupt or degrade
- Policy ICE-1F: Consider compatibility with adopted land use plans of adjacent municipalities.
- LAND USE CONCEPT 13: Avoid scattering commercial employment
- Policy LU-8E iii): Compatible with abutting and nearby land uses and protect the character of established neighborhoods.

APPENDICES

Appendix A Map Series

Appendix B Amendment Application

Appendix C Miami-Dade County Public Schools Analysis

Appendix D Applicant's Traffic Study

Appendix E Fiscal Impact Analysis

Appendix F Proposed Declaration of Restrictions

Appendix G Photos of Site and Surroundings (from site visit)

APPENDIX A

Map Series

AERIAL PHOTO: APPLICATION NO. 6



2006 AERIAL



APPLICATION AREA

0 0.025 0.05 0.1
Miles

SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF
PLANNING AND ZONING, JULY 2006



APPLICATION NO. 6 CURRENT ZONING MAP



APPLICATION AREA



UNINCORPORATED MIAMI-DADE



CORAL GABLES



SOUTH MIAMI

MIAMI-DADE ZONING DISTRICTS

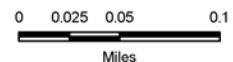
RU-1	SINGLE FAMILY RESIDENTIAL 7,500 SQ. FT. NET
RU-2	TWO FAMILY RESIDENTIAL 7,500 SQ. FT. NET
RU-4	APARTMENTS 50 UNITS / NET ACRE
RU-5A	SEMI-PROFESSIONAL OFFICE 10,000 SQ. FT. NET
EU-1	ESTATES 1 FAMILY 1 ACRE GROSS

CORAL GABLES ZONING DISTRICTS

R-5	SINGLE-FAMILY, 1,409 SQ FT MIN. BLDNG. FLOOR AREA
R-6	SINGLE-FAMILY, 1,527 SQ FT MIN. BLDNG. FLOOR AREA
R-7	SINGLE-FAMILY, 1,727 SQ FT MIN. BLDNG. FLOOR AREA
R-9	SINGLE-FAMILY, 2,000 SQ FT MIN. BLDNG. FLOOR AREA
S	SPECIAL USE DISTRICT

SOUTH MIAMI ZONING DISTRICTS

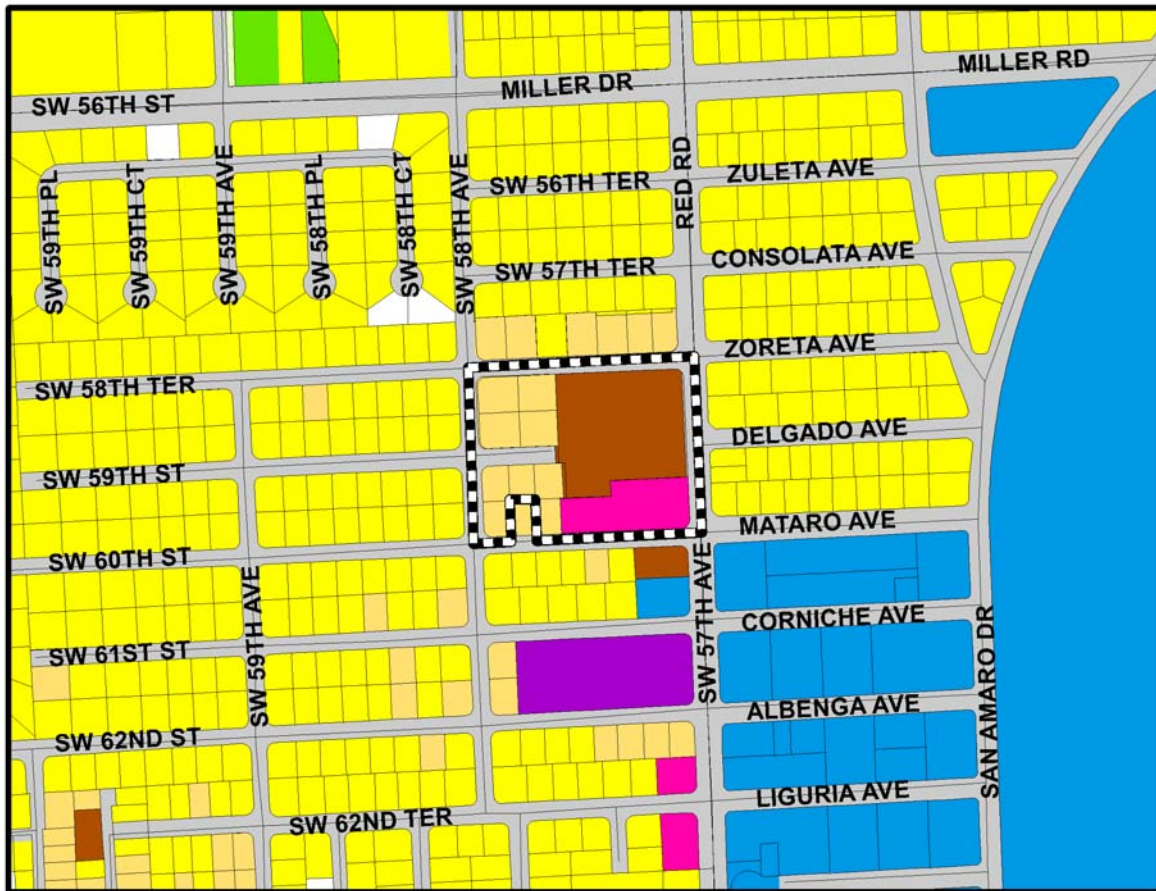
RS-3	LOW DENSITY SINGLE-FAMILY
RS-4	SINGLE-FAMILY



SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF PLANNING AND ZONING, JULY 2006



APPLICATION NO. 6 EXISTING LAND USE

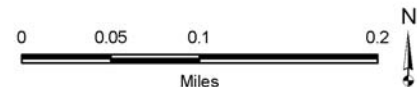


LEGEND

APPLICATION AREA

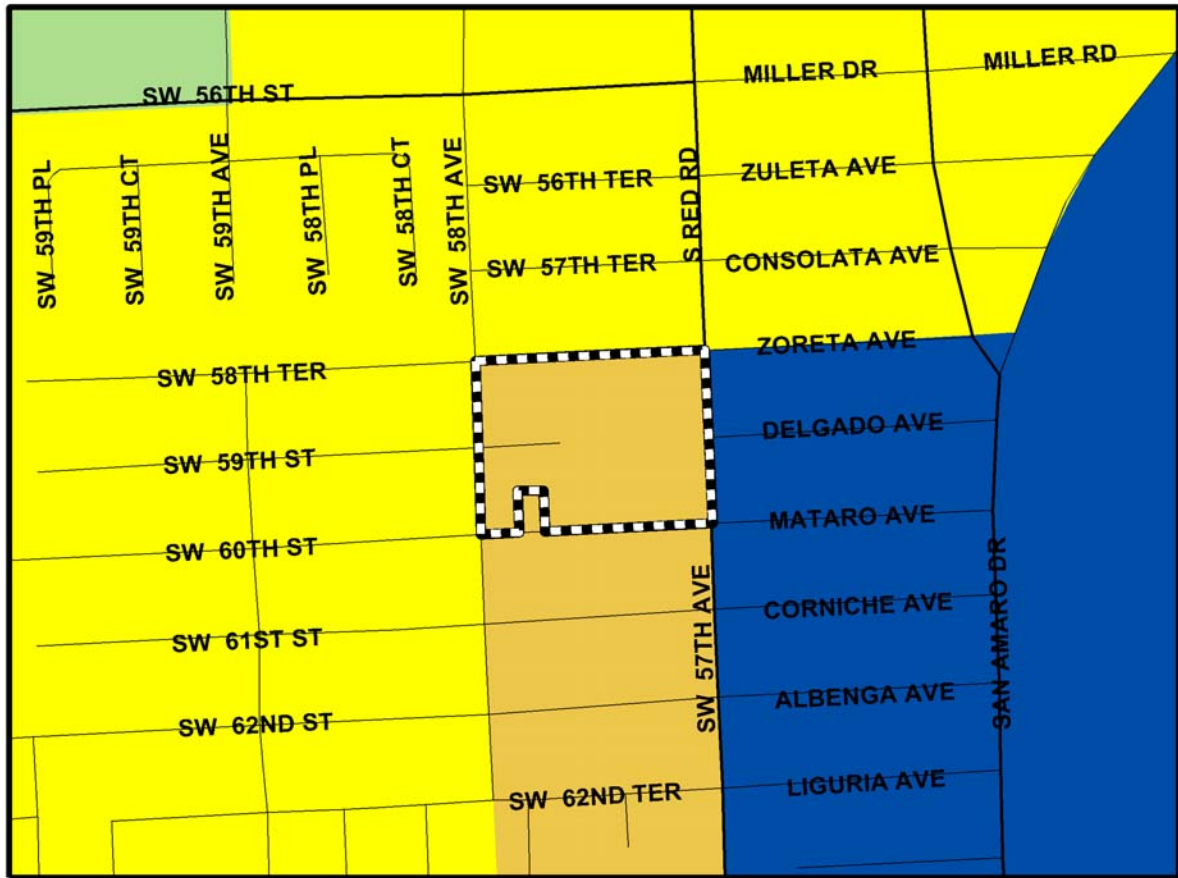
EXISTING LAND USE

- SINGLE-FAMILY
- TWO-FAMILY DUPLEXES
- LOW-DENSITY MULTI-FAMILY
- OFFICE
- INSTITUTIONAL
- COMMUNICATIONS, UTILITIES, TERMINALS
- STREETS, ROADS, EXPRESSWAYS, RAMPS
- STREETS, EXPRESSWAY R/W
- AGRICULTURE
- VACANT UNPROTECTED



SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF
PLANNING AND ZONING, JULY 2006

APPLICATION NO. 6 CDMP LAND USE PLAN



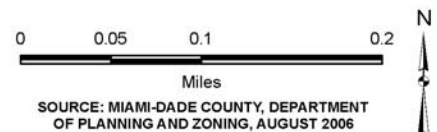
LEGEND



CDMP LAND USE

- RESIDENTIAL COMMUNITIES
- ESTATE DENSITY RESIDENTIAL (EDR) 1 TO 2.5 DU/AC
- LOW DENSITY RESIDENTIAL (LDR) 2.5 TO 6 DU/AC
- LOW-MEDIUM DENSITY RESIDENTIAL (LMDR) 6 TO 13 DU/AC
- INSTITUTIONS, UTILITIES AND COMMUNICATIONS
- MINOR ROADWAYS (2 LANES)

NOTE: This figure is a graphic representation drawn at a different scale than the Official Adopted 2015 and 2025 Land Use Plan (LUP) map, which was adopted at a scale of one inch to a mile. The LUP map with subsequent adopted amendments, governs where this figure differs.



TRADE AREA MAP: APPLICATION NO.6

The map shows a 4-mile radius circle centered on a star at the intersection of SW 64th St and SW 82nd Av. The map includes a scale bar (0 to 2 miles) and a north arrow. The legend indicates that dark gray areas represent Commercial Landuse, light gray areas represent Vacant Commercial Landuse, and medium gray areas represent Agricultural Land Designated for Commercial Landuse. The map also shows various streets and highways, including SR 826 Ex, SR 826, and SR 826.

0 0.5 1 2 Miles

★ Application 6

Commercial Landuse

4.0-mile Radius

Vacant Commercial Landuse

Agricultural Land Designated for Commercial Landuse

Miami-Dade County
Department of Planning & Zoning
Planning Research Section
July 2006

APPENDIX B

Amendment Application

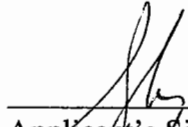
APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER
PLAN
APRIL 2006 CYCLE
MIAMI-DADE COUNTY.

1. APPLICANTS

- Blue Cloisters, inc. c/o 5960 SW 57 Av. Miami, Fl.33143, a Florida Corporation
- Red rainbow Corporation c/o 5960 SW 57 Av. Miami, Fl.33143, a Florida Corporation
- The Cloisters Investments, Inc. c/o 5960 SW 57 Av. Miami, Fl.33143, a Florida Corporation

2. APPLICANT'S REPRESENTATIVE

Guillermo Olmedillo
330 Greco Avenue. Suite 108
Coral Gables, Florida 33146
Voice 305 448 7730 or 786 252 0381
Facsimile 305 448 7306
Electronic Mail golmedil@bellsouth.net



Applicant's Signature

4-27-06


Date

Suzanne Perez

Director

Blue Cloisters, Inc. Red Rainbow Corporation, The Cloisters Investments, Inc.

3. DESCRIPTION OF REQUESTED CHANGE

- A. Amendment to the Future Land Use Map of the Land Use Element of the Miami-Dade County's CDMP from a land use designation of "~~Low Density Residential~~ and Low Medium Residential" to "Office-Residential." 
- B. The subject property consists of approximately 6.6 acres; bounded by SW 57th. Avenue on the east; SW 60th. Street on the south; SW 58th. Avenue on the west; and SW 58th. Terrace on the north. This property contains an 81-unit multi-family building on the North-East quadrant; the Miami Art Central Museum on the South-East corner and ten single family dwellings on the west one-third of the property.

- C. The entire property subject of this application is owned by the Applicant. One single family lot fronting on SW 60th. Street is excluded from this application.
- D. Along with the request for Land Use Designation Amendment, the applicant requests that it be reviewed as a "Small Scale Application" in order to receive an expedited decision from the Board of County Commissioners.

4. REASONS FOR THE REQUEST

The subject property is presently depicted under three different zoning categories RU-2; RU-5A; and RU-4. The Future Land Use Map of the CDMP designates the subject property as Low Density Residential and Low Medium Residential, which do not reflect this existing zoning condition. The CDMP language recognizes lawfully existing zoning as being consistent with the Master Plan, however, as these discrepancies are discovered they should be corrected in the Future Land Use Map.

Additionally, there are existing structures on approximately two-thirds of the property being used for multi-family buildings and the Miami Art Central Museum (MAC). The museum has been a success and has had a very positive impact in the community. As any successful function, the MAC needs to expand, and it is with this idea that all properties, except for one, have been purchased, so that the applicant may file a request for an amendment to the CDMP that will make it possible to develop a cohesive development plan that will include expanded museum facilities and residential components.

The existing multi-family residential component (The Cloisters) has 81 units on 2.89 acres of land, which translates into 28 dwelling units per acre.

The property is located diagonally across from the new apartment complex which will serve as residential units for the University of Miami, and there are a number of other institutional buildings facing on Red Road (SW 57th. Avenue). There are two Metrorail Stations and the City of South Miami Town Center within walking distance from the property, conditions that facilitate the use of transit and pedestrian circulation; and the property is located in the "Urban Infill Area" designated in the CDMP.

5 The following documents are submitted to afford the Planning and Zoning Department the opportunity for the proper analysis of this application:

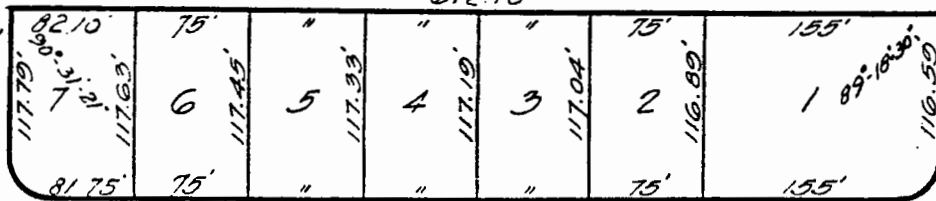
- A. Aerial photo
- B. Boundary survey
- C. Existing Zoning Atlas surrounding the property
- D. Map showing existing conditions surrounding subject property.

6 DISCLOSURE FORMS

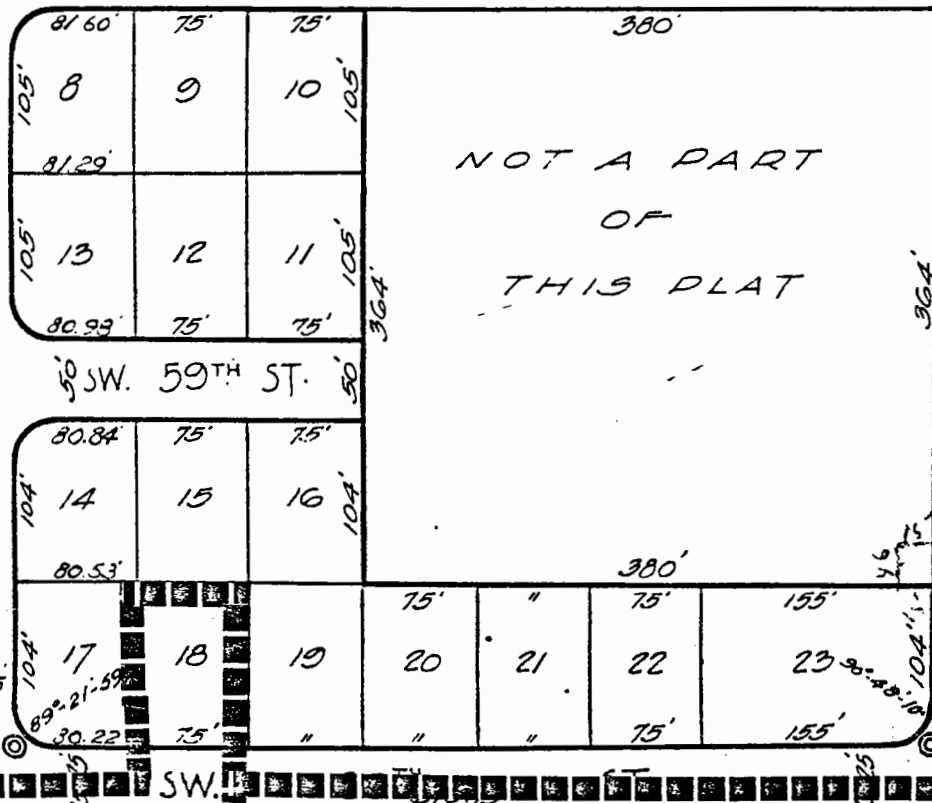
(NOT SUBDIVIDED)

NE. Cor. 2
Sec. 25

672.10'



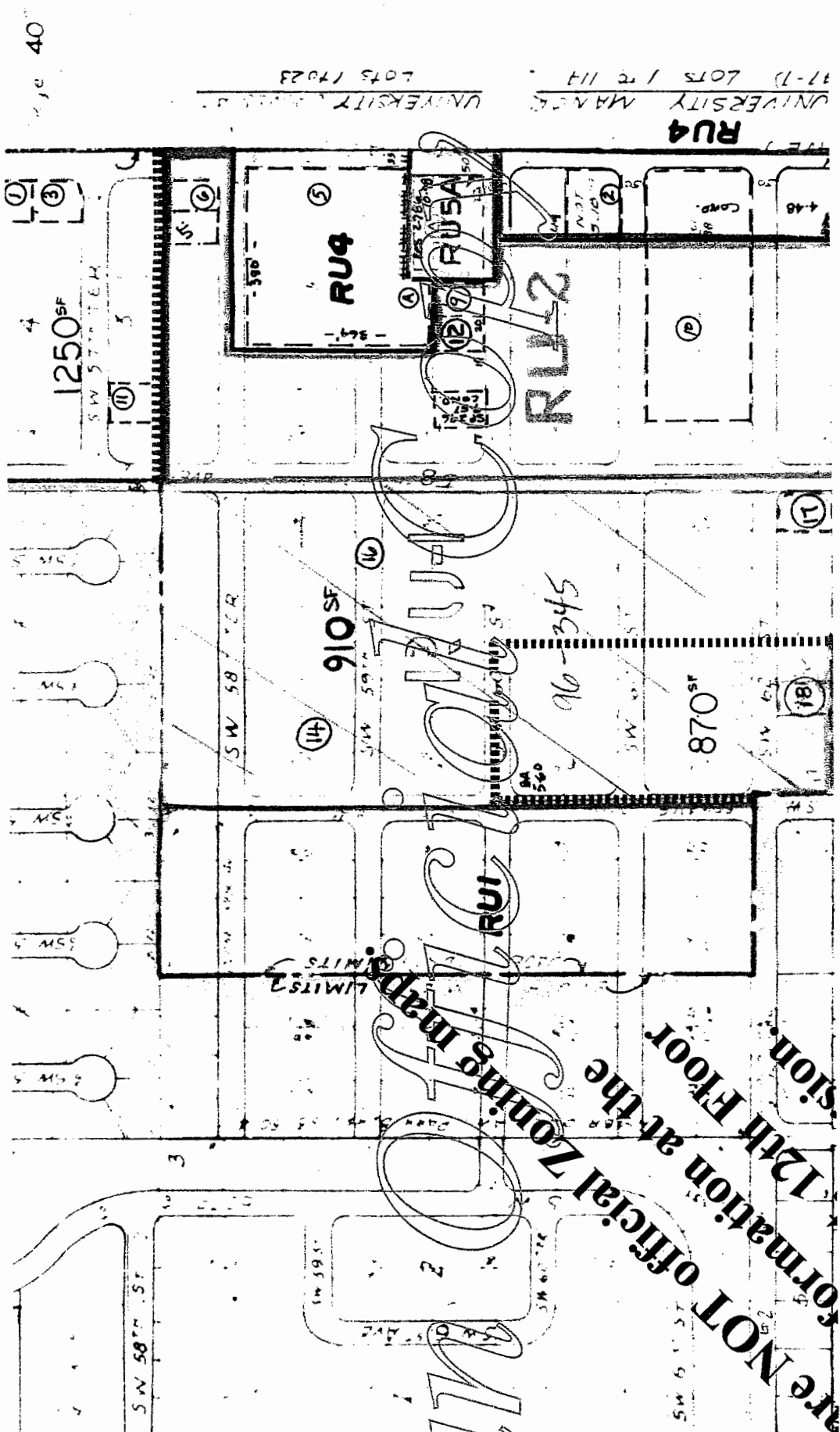
NOT A PART
OF
THIS PLAT



SE 1/4, NE 1/4, NE 1/4
5 54 40

(UNIVERSITY MANOR 47.7)

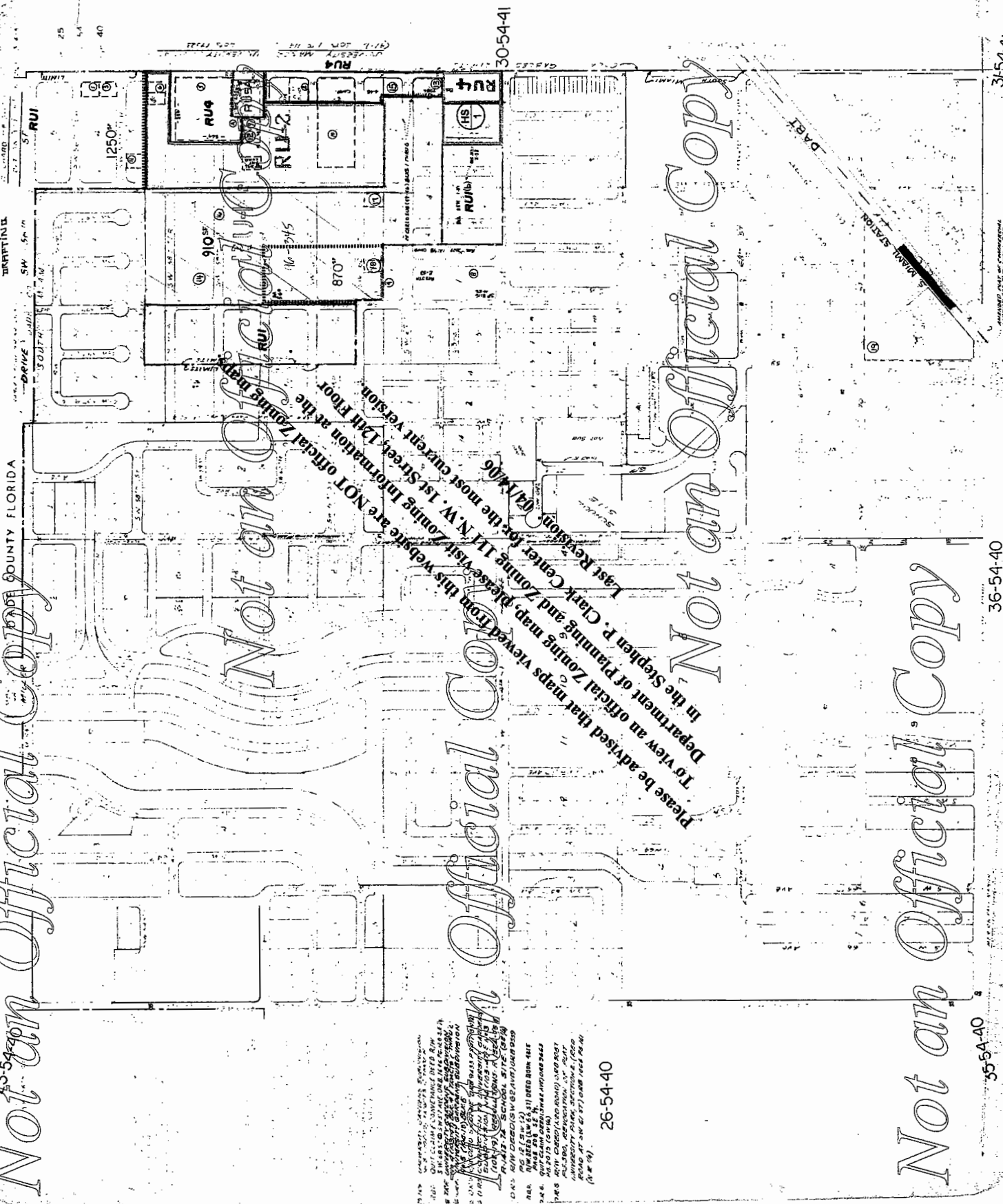
(CORAL GABLES RIVERA)
JRW



DADE COUNTY ENGINEERING DEPARTMENT. ZONING MAP

26-54-40

Not an Official Copy



Please be advised that maps viewed from this website are NOT official Zoning Information at the Department of Planning and Zoning 111 N.W. 1st Street, 12th Floor, in the Stephen P. Clark Center for the most current version.

26-54-40

35-54-40

Not an Official Copy

36-54-40

Not an Official Copy

37-54-41

3154-41

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Zoning Hearing Record

Process Number Z1981000082

Application Name:	SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY		Application Date:
Location:	5960 S.W. 57 AVENUE, DADE COUNTY, FLORIDA.		
County/Muni:	MIAMI-DADE COUNTY	Processor:	
Appeal:	N	App Type:	
Units:		Lot Size:	
Contact:		Phone / E-mail:	
Address:		City, State Zip:	
Current Zone:	Zone To:		

Board	Resolution	Result	Hearing Date
BCC	Z14881	APPROVED WITH CONDITION(S)	6/4/1981

Recorded Document	Zoning Map	Resolution Log	Back
Folio	S	T	R
304025000000	25	54	40
View Documents			
RESOLUTION [3]			
HEARING PLAN REDUCTION-SMALL [1]			
SKETCHES [1]			
RESOLUTION HISTORY [10]			
LTRS OF INTENT-SCHOOL-SUBSTCOMPLIANCE [4]			
APPLICATION [26]			
RECOMMENDATIONS-KITS [30]			
NOTICES [3]			
HEARING PLAN [1]			



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Zoning Resolution Log

Resolution Log (25-54-40) [19] Records Displayed

Click the process number for more information on that record.

Ref #	Applicant	Resolution #	Process #	Legal Description	Type	Date
19	HOMETOWN STATION LTD.	ASPR-037-03	A2003000037	A portion of S1/2 of the S1/2 of the SE1/2 & Portion of tract 3, AMENDED PLAT OF COMERCIAL LARKINS, PB (38-5).	SITE PLAN APPROVAL W-COND' T, South Miami Rapid Transit Zone Development Plan for Multiple-Use Development.	1/5/2005
18		CZAB12598	Z1997000471	Lot 75 / University Manor (47-7)	(1) N.U.V. of set. req. to perm. an exist'g metal roof carport attached to the front of the exist'g resd. to set. 1.45' (25'req) from the front N.P.L. (2) N.U.V. of set. & spc'g req. to perm. an exist'g metal roof screen structure set. 48.3' (75'req) from the front N.P.L., set. vary'g from 1.5' to 1.6' (7.5'req) from the inter. side E.P.L. spc. 4.7' (10'req) from the principal resd. & spc. 0' (10'req) from an exist'g C.B.S./ wood structure to the S. (3) N.U.V. of set. req. to perm. an exist'g 1 story C.B.S./wood structure set. 4.1' (7.5'req) from the inter. side E.P.L.	7/19/2001
17	Blanca Vargas	CZAB12697	Z1997000226	Lot 80 / University Manor (47-7)	(1) N.U.V. of zon'g req. req'g accessory structures to be placed behind the front bldg. line of the principal resd.; to waive same to perm. an exist'g carport & decorative trellis/ metal structure placed in front of the principal resd. (2) N.U.V. of set. & spc'g req. to perm. an exist'g carport & decorative trellis/metal accessory structure set. 0' (75'req) from the front N.P.L. set. 0' (7.5'req) from the inter. side W.P.L. & spc. vary'g from 0' to 3.9' (10'req) from the principal resd. (3) N.U.V. of set. req. to perm. the exist'g resd. set. 4.25' (7.5'req) from the inter. side W.P.L. & set. 24.05' (25'req) from the front N.P.L. (4) N.U.V. of set. req. to perm. an exist'g C.B.S. Utility shed set. 5.15' (7.5'req) from the inter. side W.P.L. (5) N.U.V. of lot cvrg. req. to perm. an exist'g lot cvrg. of 36% (35%perm).	7/19/2001

16	Director & PDR	Z-192-96	Z1996000345	Lots 1-80 University Manor (47-7) & Lots 2-7 / Blk. 1 / Lots 1-4 / Blk. 2 / Lots 1-2 / Blk. 3 / Lots 1-5 / Blk. 4 / Lots 1-5 / Blk. 5 / Lots 2 & 3 / Blk. 6 / De Carlo (49-46)	D.B.C. from RU-2 to RU-1	7/19/2001
15	Karl Mokher	Z-156-93	Z1993000256	Lot 1 / Blk. 1 / De Carlo Manor (49-46)	U.Var. to perm. semi-professional office uses in an RU-4 zone as would be perm. in the RU-5A zone. / U.Var. of zoning reg. req'd SW 57th Ave. to have a 100' wide RW; to waive same to perm. a 35' dedication for the subj. prpt.	7/19/2001
14	H & S Butler	AV-370-93	V1993000370	Lot 23 / University Manor Sub. (47-7)	Var. of set., spc'g & lot cvrg. req. to perm. a prpd. porch add. screened terr. add. a carport add. & the maint. & cont. use of an exist'g shed in connection with an exist'g S.F.R. located at 5879 SW 59th St. The screened terrace add. will set. 12.8' from the rear N.P.L. where 25' is req. the carport & front porch add. will set. 17.3' & 22.3' (25'req) respectively from the front S.P.L. The exist'g shed will set. 3.90' (5'req) from the rear N.P.L. & the spc. 5' (10'req) from the prpd. screened terrace add. The result'g lot cvrg. will be 36% (35% perm).	7/19/2001
13	Richard & Doris Emerson	Z-280-84	Z1984000202	Lot 1 / Blk. 6 / De Carlo Manor (49-46)	U.Var. credit union in RU-4 (RU-5 use) / Var. semi-professional office bldg. set. 21' (25'req) from S Var. 35' dedication for 57th Ave. P.U.P.	7/19/2001
12	Southern Bell Telephone & Telegraph Company	Z-148-81	Z1981000082	Lots 20-23 / University Groves (47-53) & Adjacent 46'x230' Parcel	D.B.C. GU to RU-5A / Var. 35' High (24'perm) exist'g bldg. set. 21' (25'req) W.P.L. 12% open spc. (25% req) waive 5' high wall req. along N & port. of W.P.L. 79 total off-street park'g spcs. (88 req), park'g in & w/in 25' of RW P.U.P. & Use Covenant	7/19/2001
11	Jack C. Hollander	4-ZAB-497-74		Lot 6 / Blk. 3 / Orchard Hgts. Add. # 1 (63-16)	Var. set. 18' (25'req) S.P.L. bed-rm. with bath add.	7/19/2001
10	JORDAN MATLIN, TRUSTEE.	Z-14-71	Z1970000463	Lots 88-93, 96-101 / Univ. Manors (47-7)	U.U. perm. Tele. Fac.	7/19/2001
9	Tyson	4-ZAB-128-70		Lots 20-21 / Univ. Groves (47-53)	U.U. park'g	7/19/2001
8	Dade County Dept. House & Urban Dev.	Z-43-70 / 4-ZAB-19-70		Lot 9-11 / Blk. 1 / Univ. Manor 2nd Add. (49-33)	D.B.C. from RU-2, BU-1 & BU-1A to RU-1 (8500cf) & S.E. resubd. of blocks / Var. lot area req. to perm. use of exist'g platted lots.	7/19/2001
7	Liewelyn Stewart & Moritt	Z-258-69		NW1/4 NE1/4 NE1/4 & NE1/4 NW1/4 NE1/4	D.B.C. from EU-1 to RU-1	7/19/2001
6	So. Miami Invest.	3-ZAB-473-65		Lot 1 & E 7' Lot 2 / University Groves	S.E. & Var. lot frntg. req.	7/19/2001
5	El Cotton	Z-35-64		SE1/4 NE1/4 NE1/4 less University Grove & less S 46' E 230'	D.B.C. RU-2 to RU-4 / S.E. multi-fam-hous'g project.	7/19/2001
4	J.E. & F.F. Raulin	Res-9316-63		Lots 1-9 / University Manor 2nd Add. SW SE SE	Mod. of res. 3079 Dec. 28, 1948 Var. fam.-rm. add. set. 9.25' (25'req) from rear	7/19/2001

3	Frederick Ketchum	2-ZAB-614-63	Lot 14 / Blk. 4 / Orchard Hgts. Add. # 1 NE NE NE	Var. fam.-rm. add. set. 9.25' (25'req) from rear	7/19/2001
2	J. Lewis Rice	2-ZAB-161-63	S 107' of N 239' of W 150' of E 185' of SE 1/4 NE 1/4	Var. 2 exist'g bldg. to be used for day nursery set. 3' (15'req) & spc. 10' (20'req) P.U.P.	7/19/2001
1	No Name	ZB-258-61	Lot 1 / Blk. 4 / Orchard Hgts. NE 1/4 NE 1/4 NE 1/4	Var. set. to perm. fam.-rm. 17' 8" (25'req) from rear.	7/18/2001

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APPENDIX C

Miami-Dade County Public Schools Analysis



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools

Rudolph F. Crew, Ed.D.

Chief Facilities Officer

Rose Diamond

Planning Officer

Ana Rijo-Conde, AICP

July 10, 2006

Miami-Dade County School Board

Agustin J. Barrera, Chair

Perla Tabares Hantman, Vice Chair

Frank J. Bolaños

Evelyn Langlieb Greer

Dr. Robert B. Ingram

Dr. Martin Karp

Ana Rivas Logan

Dr. Marta Pérez

Dr. Solomon C. Stinson

Ms. Diane O'Quinn-Williams, Director
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

**Re: Land Use Amendments
April 2006 Cycle
(Applications No. 1-16)**

Dear Ms. O'Quinn-Williams:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced applications. Please note that land use amendments 6, 10 and 16 will not generate additional student impact to the District; and the schools impacted by land use amendments 2 and 3 do not meet the review threshold. However, land use amendments proposed in applications 1, 4, 5, 7, 8, 9, 11, 12, 13, 14 and 15 will generate an additional student impact to the District (see attached analyses).

Please note that some of the impacted school facilities for Amendments 1, 4, 5, 7, 8, 9, 11, 12, 13, 14 and 15 meet the referenced review threshold. As such, it is our recommendation that dialogue between the District and the applicants take place as it relates specifically to public schools in the affected area that meet the review threshold. The District will keep the County apprised if such dialogue takes place with respective applicants.

School Board Administration Building • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132

305-995-7285 • FAX 305-995-4760 • arijo@dadeschools.net

Ms. Diane O'Quinn-Williams
July 10, 2006
Page Two

Also, attached is a list of approved Charter School Facilities which may provide relief on a countywide basis.

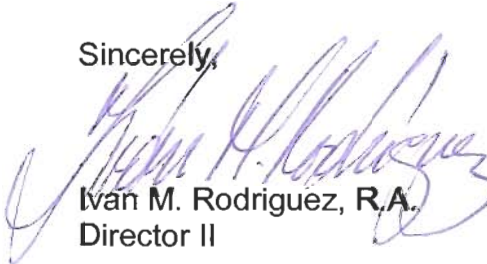
Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance, the proposed developments, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) +
\$600.00 (Base Fee) + 2% administrative fee = Educational Facilities
Impact fee

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending land use amendment applications. Rather it is an attempt to provide relevant information to the Planning Advisory Board, Community Councils and Miami-Dade County Board of County Commissioners on public schools that will likely serve the proposed developments and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Ivan M. Rodriguez, R.A.
Director II

IMR:ir
L001
Attachments

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Ms. Vivian Villaamil
Ms. Patricia Good
Ms. Helen Brown

SCHOOL IMPACT REVIEW ANALYSIS

July 5, 2006

APPLICATION: No. 6, Blue Cloisters, Inc., Red Rainbow Corporation and The Cloisters Investments, Inc.

REQUEST: Change Land Use from Low-Medium Density Residential (6 to 13 DU/acre) to Office/Residential

ACRES: ± 7.8 acres

LOCATION: Approximately the area bounded by SW 57 Avenue on the east; SW 60 Street on the south; SW 58 Avenue on the west and SW 58 Terrace on the north

**MSA/
MULTIPLIER:** 5.3 / .20 Multifamily and .36 Single-Family (SF) Attached

NUMBER OF UNITS:	25 additional units	Proposed Land Use 224 Multifamily	Existing Land Use 55 SF Attached 144 Multifamily
-----------------------------	---------------------	--------------------------------------	--

**ESTIMATED STUDENT
POPULATION:**

No additional students	45 students	49 students
------------------------	-------------	-------------

ELEMENTARY: -

MIDDLE: -

SENIOR HIGH: -

SCHOOLS SERVING AREA OF APPLICATION

ELEMENTARY: David Fairchild Elementary – 5757 SW 45 Street

MIDDLE: South Miami Middle – 6750 SW 60 Street

SENIOR: South Miami Senior High – 6856 SW 53 Street

All schools are located in Regional Center V.

*Based on Census 2000 information provided by Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October 2005:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELCOATABLE	CUMULATIVE STUDENTS**
David Fairchild Elementary	567 *	710	80%	18	78%	567
South Miami Middle	1,175 *	762	154%	40	147%	1,179
South Miami Senior High	2,793 *	1,919	146%	238	129%	2,798

*There is no student population increase as a result of the proposed development

**Estimated number of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, South Miami Middle and South Miami Senior High schools meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(Information included in proposed 5-Year Capital Plan, 2005-2009, dated April 2005)

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
K-8 Conversion South Miami Elementary (South Miami Middle School relief) (550 student stations)	Construction	2006 School Opening
Addition at South Miami Senior High (900 student stations)	Construction	2006 School Opening

Proposed Relief Schools

<u>School</u>	<u>Funding year</u>
N/A	

APPENDIX D

Applicant's Traffic Study

July, 2006

Traffic Impact Study

Cloisters Master Plan Amendment

ATEC
Advanced Transportation
Engineering Consultants

Prepared for
EFC Holdings, Inc.
5960 SW 57 Ave.
Miami, FL 33143

Application No. 6

EXECUTIVE SUMMARY

Advanced Transportation Engineering Consultants, Inc was retained by EFC Holdings, Inc. to perform a traffic impact study as part of the master plan amendment for the 6.1-acre property bound by SW 57th Avenue on the east, SW 60th Street on the south, SW 58th Avenue on the west, and SW 58th Terrace on the north. The requested land use change is from Low-Medium Density Residential (6 to 13 DU/Ac) to office residential. The property is located in Unincorporated Miami-Dade County, east of the Palmetto expressway, therefore, is located in the Urban Infill Area (UIA). The objective of this study is to determine the impacts to state highway facilities within a two-mile radius of the proposed development and determine if the project meets traffic concurrency requirements.

The analysis performed indicates 87 additional trips during the PM peak hour will be generated by the proposed land use change. The trip assignment performed as part of the study revealed negligible impacts to the state highway facilities within a two-mile radius of the project. The PM peak project traffic accounts for less than 1% of the projected two-way 2015 traffic volumes on SR 976/Bird Road, SR 5/US 1, SR 986/Sunset Drive and SR 826/Palmetto Expressway.

The link level of service analysis for SR 959/SW 57th Avenue revealed this facility is currently operating at LOS F during the PM peak hour. However, the project impacts to the average travel speed on SR 959/SW 57th Avenue are not significant. The difference in average travel speed between existing and 2015 conditions with project traffic is less than two miles per hour for each of the segments along SR 959/SW 57th Avenue from SR 976/Bird Road to SR 5/US 1.

The trip assignment yielded 8 additional trips to nearest Miami-Dade County traffic count station (90260). This station is currently operating a LOS F; however, the proposed project is located within Miami-Dade's Urban Infill Area (UIA) and therefore is exempted from traffic concurrency requirements.

The traffic impact analysis performed revealed that the impact on the transportation network as a result of the proposed land use change is negligible. Therefore, we recommend, from a traffic impact standpoint, that the proposed land use change be approved.

1. Introduction

Advanced Transportation Engineering Consultants, Inc (ATEC) was retained by EFC Holdings, Inc. to perform a traffic impact study as part of the master plan amendment for the 6.1-acre property bound by SW 57th Avenue on the east, SW 60th Street on the south, SW 58th Avenue on the west, and SW 58th Terrace on the north. The requested land use change is from Low-Medium Density Residential (6 to 13 DU/Ac) to office residential. The property is located in Unincorporated Miami-Dade County, east of the Palmetto expressway, therefore, is located in the Urban Infill Area (UIA). The objective of this study is to determine the impacts to state highway facilities within a two-mile radius of the proposed development and determine if the project meets Miami-Dade County's traffic concurrency requirements.

2. Study Area

For the purpose of assessing the impacts of the proposed land use change on the state highway system a two-mile radius was used as agreed with the Miami-Dade County Planning Department. The state highway facilities that meet the two-mile radius criteria are the following:

- ✓ SR 826/Palmetto Expressway from SR 976/Bird Road to SR 5/US
- ✓ SR 976/Bird Road from SR 826/Palmetto Expressway to SR 953/Le Jeune Road
- ✓ SR 5/US 1 from SR 986/Sunset Drive to SR 953/ Le jeune Road
- ✓ SR 986/Sunset Drive from SR 826/Palmetto Expressway to SR 5/US 1
- ✓ SR 959/SW 57th Avenue from SR 976/Bird Road to SR 5/US 1

Table 1 depicts the six arterial study segments that have been defined as part of this study.

Table 1 Arterial Study Segments

Segment	Location	Arterial Class	Segment Length (Miles)	Signal Density
SR 976/Bird Road	From SR 826/Palmetto Expressway to SR 959/SW 57 th Avenue	II	1.0 ✓	6.0 ✓
SR 976/Bird Road	From SR 959/SW 57 th Avenue to SR 953/Le Jeune Rd.	III	1.5 ✓ 1.75	3.3 ✓
SR 959/SW 57 Ave.	From SR 976/Bird Road to SR 5/US 1	II	1.0	4.0
SR 953/Le Jeune Rd.	From SR 5/US 1 to SR 976/Bird Road	III	0.6 ✓	7.1
SR 986/Sunset Dr.	From SR 826/Palmetto Expressway to SR 5/US 1	II	1.7 ✓	3.5
SR 5/US 1	From SR 986/Sunset Dr. to SR 953/Le Jeune Rd.	II	2.3 ✓	3.9

3. Methodology

As part of this study a trip generation analysis based on the Institute of Transportation Engineers (ITE), Trip Generation Report, 7th Edition was performed to determine the PM Peak hour directional trips expected to be generated by the proposed development. The distribution of trips to the adjacent street network was performed using the project's traffic analysis zone (TAZ) and the current Miami Urban Area Transportation Study (MUATS). Project trips were distributed to roadway segments within the two-mile radius study area and to the nearest Miami-Dade County traffic concurrency station. The nearest station is located on SW 56th Street west of SR 959/SW 57th Avenue.

A planning level of service analysis was performed using the ART-PLAN software which applies the level of service methodology for arterial streets contained in the Highway Capacity Manual, 2000 Edition. The level of service analysis was performed for segments were the additional two-way project traffic during the PM peak hour represented at least 1% of the future bi-directional traffic. This threshold was used since this is a small scale project and the impacts to state roads located at the edge of the two-mile radius is negligible.

The level of service analysis was performed for existing and opening year conditions. For the opening year condition a 2015 horizon was used based on the assumption that the development will not open within the next three years. The TRENDS program available from the Florida Department of Transportation (FDOT) to forecast future project traffic was used to estimate 2015 traffic for each of the study segments. Since the latest available traffic count data from FDOT is from 2004, the growth rate obtained from TRENDS was used to estimate the 2006 traffic volumes. 80% 1049



4. Analysis and Results

This section is comprised of four sub-sections. Sub-section 4.1 describes all of data collection activities. Sub-section 4.2 describes the trip generation analysis followed by sub-section 4.3 which details the assignment of vehicular trips to the site and surrounding highway links. Sub-section 4.4 presents the links Level of Service (LOS) analysis.

4.1. Data Collection

Annual Average Daily Traffic (AADT) for each of the study segments was obtained from the Florida Traffic Information (FTI) CD published by the FDOT's Statistics Office. The CD contains a comprehensive database of traffic counts for permanent and portable count station statewide. The latest available data is for the year 2004. Table 2 depicts the traffic count data including the K₃₀, and D₃₀ and daily percentage of trucks for each of the study segments. These data will be used to estimate the existing level of service. The print outs from the FTI CD are included as part of the appendix of the report.

Table 2 Study Segments AADTs

Segment Location	Count Station	AADT	K ₃₀	D ₃₀	T
✓ SR 976/Bird Road	✓ 1050	✓ 59000	✓ 8.22	✓ 67.12	✓ 9.96
From SR 826/Palmetto Expressway to SR 959	✓ 0080	✓ 51500	✓ 8.22	✓ 67.12	✓ 7.07
✓ SR 976/Bird Road	1049	49000	8.22	67.12	6.66
From SR 959/SW 57 Ave. to SR 953/Le Jeune Rd.	1048	43500	8.22	67.12	7.07
✓ SR 959/SW 57 Ave.	✓ 2552	✓ 19900	✓ 8.22	✓ 67.12	✓ 8.01
From SR 976/Bird Road to SR 5/US 1	✓ 0034	✓ 20400	✓ 8.22	✓ 67.12	✓ 11.93
SR 953/Le Jeune Rd.	1053	28000	8.22	67.12	3.11
From SR 5/US 1 to SR 976/Bird Road					
SR 986/Sunset Dr.	✓ 1067	✓ 40500	✓ 8.22	✓ 67.12	✓ 7.39
From SR 826/Palmetto Expressway to SR 5/US 1	✓ 0070	✓ 31000	✓ 8.22	✓ 67.12	✓ 6.13
SR 5/US 1	✓ 0127	✓ 92500	✓ 8.22	✓ 67.12	✓ 4.95
From SR 986/Sunset Dr. to SR 953/Le Jeune Rd.	✓ 0178	✓ 86343	✓ 7.14	✓ 57.43	✓ 7.30
SR 826/Palmetto Expressway	✓ 0565	✓ 112500	✓ 10.36	✓ 75.17	✓ 5.80
From SR 976/Bird Road to SW 56 Street					
SR 826/Palmetto Expressway	✓ 0564	✓ 109500	✓ 10.36	✓ 75.17	✓ 5.80
From SW 56 Street to SR 986/Sunset Drive					

4.2. Trip Generation

The methodology outlined in the Institute of Transportation Engineers (ITE), Trip Generation 7th Edition was used to forecast traffic based on the proposed project land use. Afternoon peak hour directional trips were estimated. The trip generation estimates were performed using regression equations for the PM peak periods.

Table 3 Proposed Land Use Change, Trip Generation Analysis (TAZ# 1098)

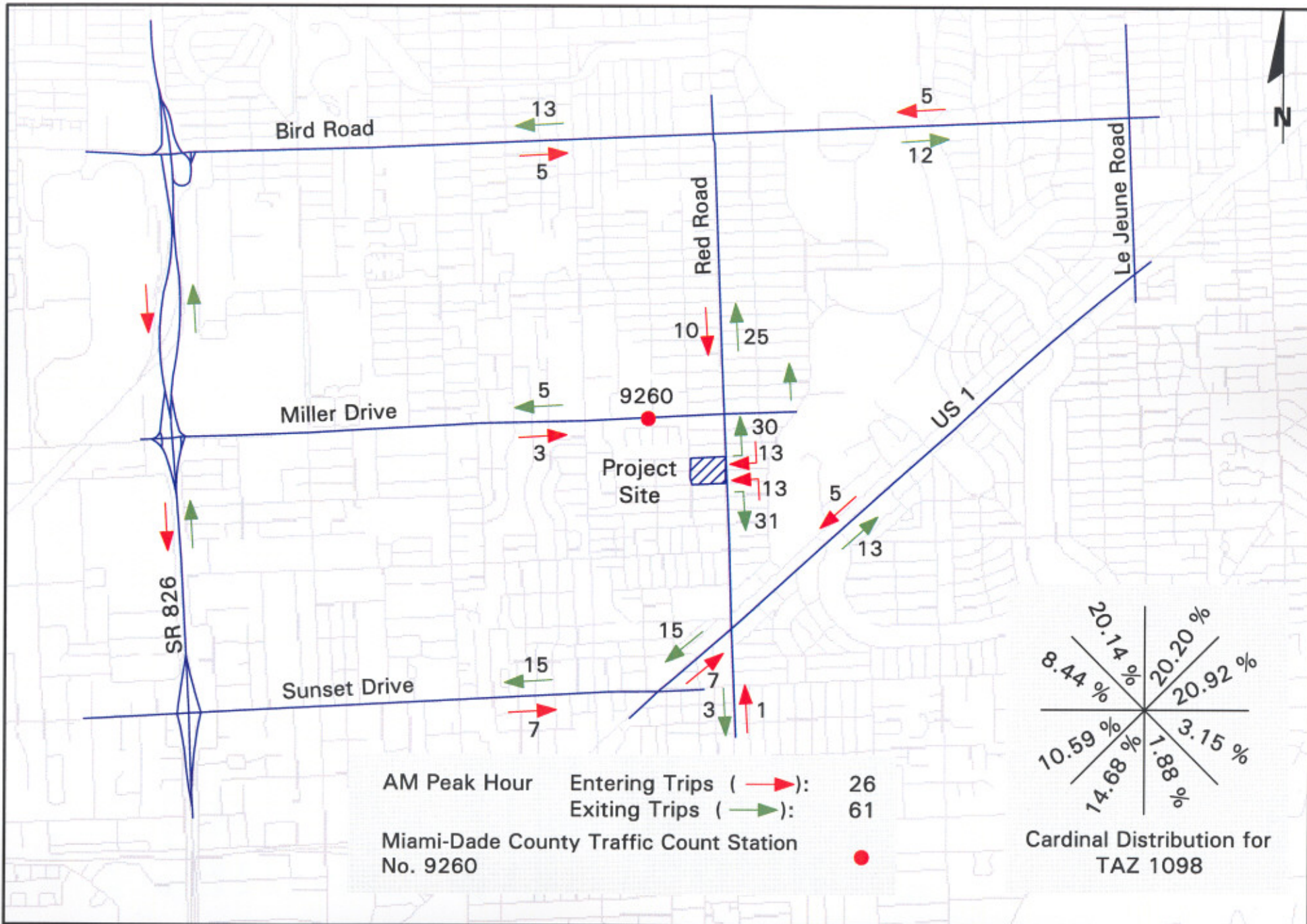
ITE Land Use	Units	PM Peak Hour			
		% Entering	Trips Entering	% Exiting	Trips Exiting
Residential Condominium/Townhouse (230)	47	17%	22	83%	11
Single Tenant Office Building (715)	18000	15%	9	85%	53
Existing Single Family Detach Housing (210)	10	63%	-5	27%	-3
NET EXTERNAL TRIPS		-	26	-	61

4.3. Trip Distribution

The PM peak hour trips generated by the proposed land use change for the Cloister's Master Plan were assigned to the adjacent street network using the cardinal distribution for traffic analysis zone (TAZ) 1098. Table 4 depicts the percent traffic from each direction and corresponding trip assignment. Figure 2 depicts entering and exiting traffic during the PM peak hour as well as the traffic assignment to count station 90260. The trip assignment estimates 8 additional trips to count station 90260.

Table 4 Cardinal Distribution and Trip Assignment (2015)

Period	Total Trips	CARDINAL DISTRIBUTION AND TRIP ASSIGNMENT							
		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
		20.20%	20.92%	3.15%	1.88%	14.68%	10.59%	8.44%	20.14%
PM Peak	87	18	18	3	2	13	9	7	18



4.4. Level of Service Analysis

A planning level analysis was performed using the ART-PLAN software for the existing and 2015 conditions with project traffic. These two analysis scenarios were analyzed during the PM peak hour. Table 5 depicts the existing and future year traffic, which was estimated from 2004 traffic counts and the projected growth rates based on historical counts. Table 6 depicts the percent increase in two-way traffic for the 2015 horizon year. Please note that level of service analysis was only performed for segments where the two-way project traffic represented at least 1% of the future traffic. There is only one segment that meets this threshold value, SR 959/SW 57th Avenue from SR 976/Bird Road to SR 5/US 1.

Table 5 Existing and Future AADTs on Study Segments

Segment Location	Count Station	AADT (2004)	Growth Rate	AADT (2006)	AADT (2015)
SR 976/Bird Road	1050	59000	0.40%	59473	63000
From SR 826/Palmetto Expway. to SR 959	0080	51500	1.15%	52691	61600
SR 976/Bird Road	1049	49000	1.35%	50332	56000
From SR 959/SW 57 Ave. to SR 953/Le Jeune Rd.	1048	43500	1.84%	45116	53300
SR 959/SW 57 Ave.	2552	19900	0.84%	20236	21600
From SR 976/Bird Road to SR 5/US 1	0034	20400	-1.07%	20400	20400*
SR 986/Sunset Dr.	1067	40500	2.42%	42484	52200
From SR 826/Palmetto Expressway to SR 5/US 1	0070	31000	1.78%	32113	37300
SR 5/US 1	0127	92500	1.13%	94602	102500
From SR 986/Sunset Dr. to SR 953/Le Jeune Rd.	0178	86343	0.25%	86775	90200

Note: The negative growth rate was not used. The same traffic levels were assumed for 2015.

Table 6 Percent Increase in Two-Way Traffic

Segment Location	Count Station	PHP (2015)	Project Traffic	Increase %
✓ SR 976/Bird Road	1050	4850	28	0.58%
From SR 826/Palmetto Expressway to SR 959	0080	4233	28	0.66%
✓ SR 976/Bird Road	1049	4028	17	0.42%
From SR 959/SW 57 Ave. to SR 953/Le Jeune Rd.	1048	3576	17	0.48%
✓ SR 959/SW 57 Ave.	2552	1636	35	2.14%
From SR 976/Bird Road to SR 5/US 1	0034	1677	87	5.19%
✓ SR 986/Sunset Dr.	1067	2302	22	0.96%
From SR 826/Palmetto Expressway to SR 5/US 1	0070	3329	22	0.66%
✓ SR 5/US 1	0127	2548	22	0.86%
From SR 986/Sunset Dr. to SR 953/Le Jeune Rd.	0178	7604	18	0.24%

Tables 7 and 8 depict the arterial level of service analysis for the existing and 2015 horizon year in the PM peak direction. The results of the analysis indicate a congested condition for the existing and 2015 horizon year. However, there is no significant difference between the two analysis scenarios. The difference in average travel speed between existing and 2015 conditions with project traffic is less than one mile per hour for each of the segments along SR 959/SW 57th Avenue from SR 976/Bird Road to SR 5/US 1, except for the segment from Blue Road to Miller Drive. For this segment the difference between the two analysis scenarios is 1.7 miles per hour. The almost identical results are due to low traffic growth rate expected on SR 959/SW 57th Avenue and low trip generation of the proposed land use change. The historical traffic counts for the two count stations along SR 959/SW 57th Avenue yielded a 0.84%, and -1.07% annual growth rates, respectively. The trip generation analysis indicates only 43 additional trips in the peak direction during the PM peak hour.

Table 7 Link LOS Analysis, Existing Condition (Peak Direction)

Arterial	From	To	LOS	Travel Speed
Red Road	Bird Road	Blue Road	F	1.4 mph
Red Road	Blue Road	Miller Drive	F	8.3 mph
Red Road	Miller Drive	SW 64 Street	F	2.5 mph
Red Road	SW 64 Street	Levante Avenue	F	6.3 mph
Red Road	Levante Avenue	US1	A	35.6 mph

Table 8 Link LOS Analysis, 2015 with Project Traffic (Peak Direction)

Arterial	From	To	LOS	Travel Speed
Red Road	Bird Road	Blue Road	F	1.3 mph
Red Road	Blue Road	Miller Drive	F	6.6 mph
Red Road	Miller Drive	SW 64 Street	F	2.2 mph
Red Road	SW 64 Street	Levante Avenue	F	5.6 mph
Red Road	Levante Avenue	US1	A	35.5 mph

The level of service information from the nearest count station to the project site was obtained from the Miami-Dade Public Works Department. This information is depicted in Table 11 and it also contained in the appendix of the report. Count station 90260 is currently operating at LOS F. As shown, in the trip distribution section of the report, 8 additional trips are expected to go through this station.

Table 9 Available Trips Count Station 90260

Station #	Roadway	Location	Max LOS	PHP	Available Trips	Max LOS	LOS
9260	SW 56 St.	SW 57 Ave. to SW 67 Ave.	1060	1894 ✓	-848 ✓	E ✓	F ✓

5. Conclusions and Recommendations

The analysis performed indicates 87 additional trips during the PM peak hour will be generated by the proposed land use change. The trip assignment performed as part of the study revealed negligible impacts to the state highway facilities within a two-mile radius of the project. The PM peak project traffic accounts for less than 1% of the projected two-way 2015 traffic volumes on SR 976/Bird Road, SR 5/US 1, SR 986/Sunset Drive and SR 826/Palmetto Expressway.

The link level of service analysis for SR 959/SW 57th Avenue revealed this facility is currently operating at LOS F during the PM peak hour. However, the project impacts to the average travel speed on SR 959/SW 57th Avenue are not significant. The difference in average travel speed between existing and 2015 conditions with project traffic is less than two miles per hour for each of the segments along SR 959/SW 57th Avenue from SR 976/Bird Road to SR 5/US 1.

The trip assignment yielded 8 additional trips to nearest Miami-Dade County traffic count station (90260). This station is currently operating a LOS F; however, the proposed project is located within Miami-Dade's Urban Infill Area (UFA) and therefore is exempted from traffic concurrency requirements.

The traffic impact analysis performed revealed that the impact on the transportation network as a result of the proposed land use change is negligible. Therefore, we recommend, from a traffic impact standpoint, that the proposed land use change be approved.

APPENDIX E

Fiscal Impact Analysis

FISCAL IMPACTS ON INFRASTRUCTURE AND SERVICES

On October 23, 2001, the Board of County Commissioners adopted Ordinance 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of Application No 6 to amend the CDMP from county departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative impact the costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owner or will require general taxpayer support and includes an estimate of that support.

The agencies used various methodologies to make their calculations. The agencies rely on a variety of sources for revenue, such as, property taxes, impact fees, connection fees, user fees, gas taxes, taxing districts, general fund contribution, federal and state grants; federal funds, etc. Certain variables, such as property use, location, number of dwelling units, and type of units were considered by the service agencies in developing their cost estimates.

Solid Waste Services

Concurrency

Since the DSWM assesses capacity system-wide based, in part, on existing waste delivery commitments from both the private and public sectors, it is not possible to make determinations concerning the adequacy of solid waste disposal facilities relative to each individual application. Instead, the DSWM issues a periodic assessment of the County's status in terms of 'concurrency' – that is, the ability to maintain a minimum of five years of waste disposal capacity system-wide. The County is committed to maintaining this level in compliance with Chapter 163, Part II F.S. and currently exceeds that standard by nearly four years.

Residential Collection and Disposal Service

The incremental cost of adding a residential unit to the DSWM Service Area, which includes the disposal cost of waste, is offset by the annual fee charges to the user. Currently, that fee is \$399 per residential unit. For a residential dumpster, the current fee is \$308. The average residential unit currently generates approximately 3.0 tons of waste annually, which includes garbage, trash and recycled waste. As reported in March 2005 to the State of Florida, Department of Environmental Protection, for the fiscal year ending September 30, 2004, the full cost per unit of providing waste collection service was \$370 including disposal and other collections services such as, illegal dumping clean-up and code enforcement. .

Waste Disposal Capacity and Service

The incremental and cumulative cost of providing disposal capacity for DSWM Collections, private haulers and municipalities are paid for by the users. The DSWM

charges a disposal tipping fee at a contract rate of \$53.65 per ton to DSWM Collections and to those private haulers and municipalities with long term disposal agreements with the Department. For non-contract haulers, the rate is \$70.75. These rates adjust annually with the Consumer Price Index, South. In addition, the DSWM charges a disposal facility fee to private haulers equal to 15 percent of their annual gross receipts, which is targeted to ensure capacity in operations. Landfill closure is funded by a portion of the utility service fee charged to all retail and wholesale customers of the County's Water and Sewer Department.

Water and Sewer

The MDWASD provides for the majority of water and sewer service throughout the county. The cost estimates provided herein are preliminary and final project costs will vary from these estimates. The final costs for the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. Assuming Application No. 6 is built at the maximum residential density of 25 dwelling units per gross acre (the use allowed under the proposed redesignation of Office/Residential that would generate the greatest water and sewer demand), the fees paid by the developer would be \$62,272 for water impact fee, \$250,880 for sewer impact fee, \$1,300 per unit for connection fee, and \$35,981 for annual operating and maintenance costs based on approved figures through September 30, 2005.

Flood Protection

The Department of Environmental Resources Management (DERM) is restricted to the enforcement of current stormwater management and disposal regulations. These regulations require that all new development provide full on-site retention of the stormwater runoff generated by the development. The drainage systems serving new developments are not allowed to impact existing or proposed public stormwater disposal systems, or to impact adjacent properties. The County is not responsible of providing flood protection to private properties, although it is the County's responsibility to ensure and verify that said protection has been incorporated in the plans for each proposed development.

The above noted determinations are predicated upon the provisions of Chapter 46, Section 4611.1 of the South Florida Building Code; Section 24-58.3(G) of the Code of Miami-Dade County, Florida; Chapter 40E-40 Florida Administrative Code, Basis of Review South Florida Water Management District (SFWMD); and Section D4 Part 2 of the Public Works Manual of Miami-Dade County. All these legal provisions emphasize the requirement for full on-site retention of stormwater as a post development condition for all proposed commercial, industrial, and residential subdivisions.

Additionally, DERM staff notes that new development, within the urbanized area of the County, is assessed a stormwater utility fee. This fee commensurate with the percentage of impervious area of each parcel of land, and is assessed pursuant to the requirements of Section 24-61, Article IV, of the Code of Miami-Dade County. Finally, according to the same Code Section, the proceedings may only be utilized for the maintenance and improvement of public storm drainage systems.

Based upon the above noted considerations, it is the opinion of DERM that Ordinance No. 01-163 will not change, reverse, or affect these factual requirements.

Public Schools

Application No. 6 will result in a net reduction in the number of students generated, thus, thus a net reduction in both the capital and operating costs.

APPENDIX F

Proposed Declaration of Restrictions

No covenants have been proffered for the subject property as of July 28, 2006.

APPENDIX G

Photos of Application Site and Surroundings



Rear view of the Cloisters apartments from SW 58 Terrace.



Apartments located south of SW 60 Street.



Closure of Zoreta Avenue at SW 57 Avenue (across from application site).



Museum and front of apartments from SW 57 Avenue.